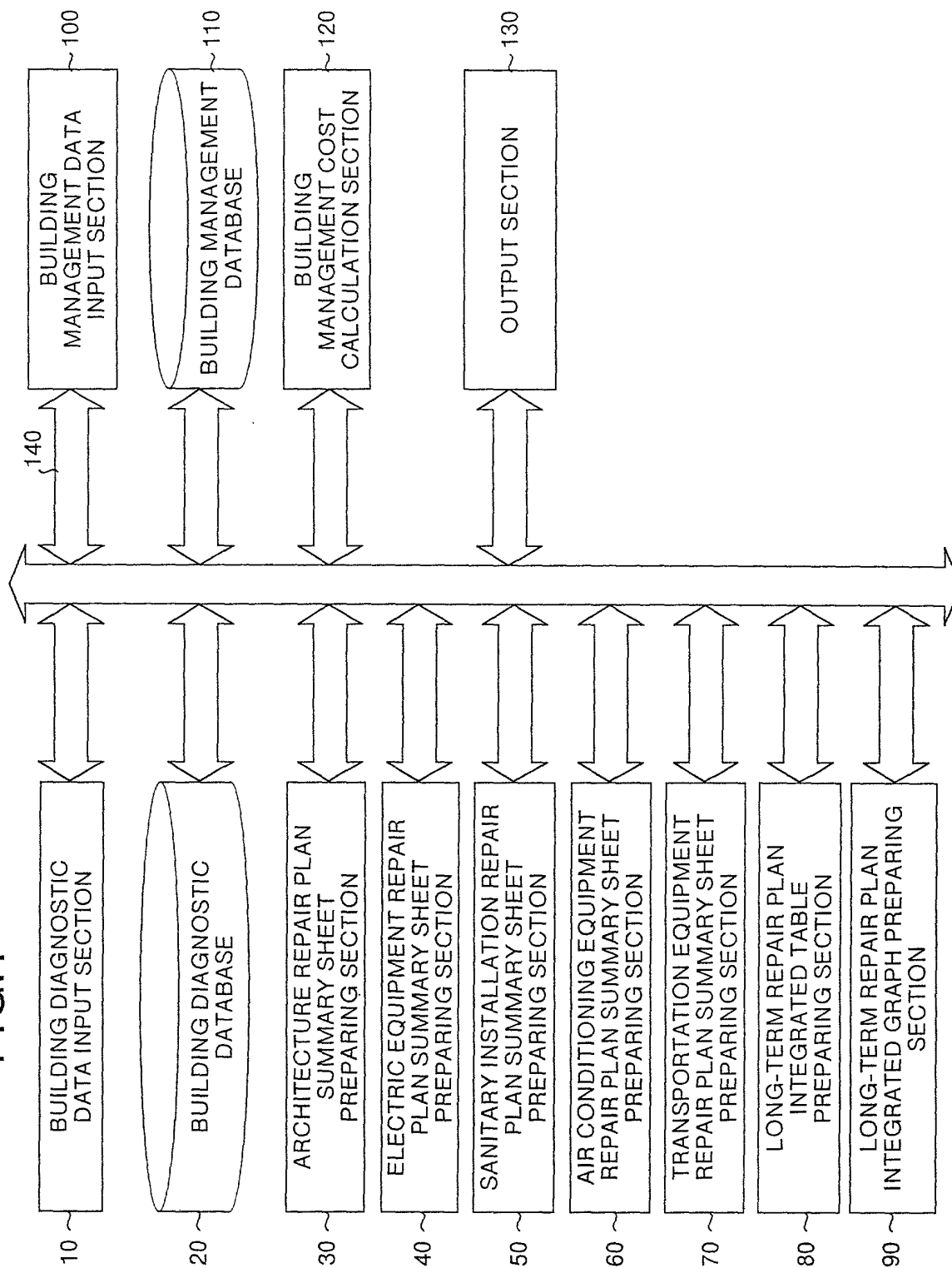


FIG.1



20

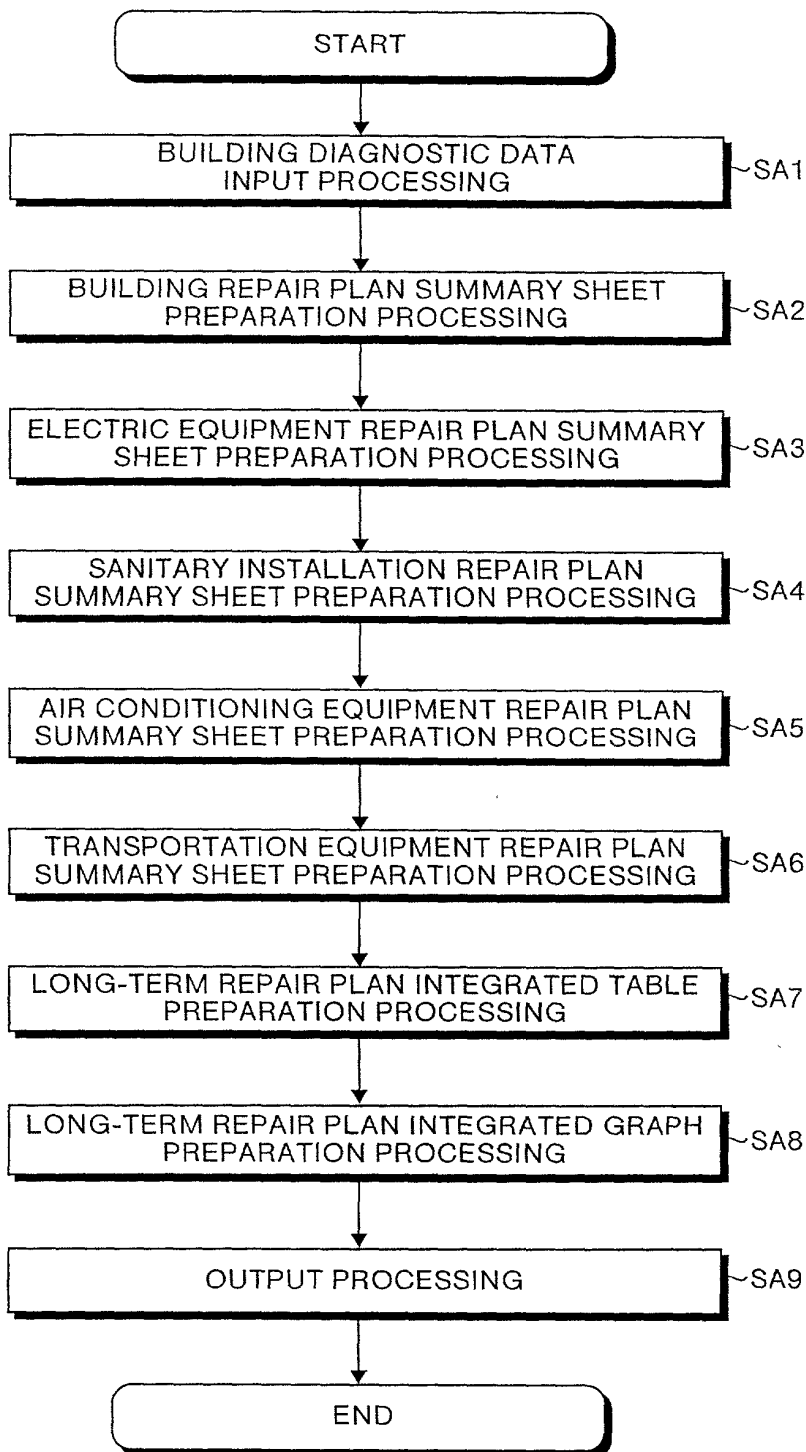
FIG.2

DIAGNOSIS OBJECT	EVAL	PRIORITY	DIAGNOSIS RESULT	PHOTO NO.
I. ARCHITECTURE				
1) WATER PROOF				
(1) ROOFTOP AND TOWER ROOFTOP	3	A	WATERPROOF BY URETHANE FILM CORRESPONDING TO SURFACE DETERIORATION	No.3,5~11
(2) BALCONY ROOFTOP	3	A	SURFACE DETERIORATION AND POOR RAIN WATER DRAINAGE. WATERPROOF BY URETHANE FILM AND REPAIR OF ROOF DRAIN	No.20~22
SUB-TOTAL				
2) EXTERNAL WALL				
(1) EXTERNAL WALL PAINTED WALL	3	A	OCCURRENCE OF EXPANSION CRACK AND SURFACE DETERIORATION. ADHESIVE REIN- FORCEMENT BY EPOXY INJECTION AND PAINTING REPAIR	No.79~84
(2) TOWER EXTERNAL WALL AND FIRST FLOOR APPROACH COVERING WALL	3	A	REPAIR OF FRONT PAINTING ON SOUTH AND EAST SIDES OF TOWER, CORRESPONDING TO SURFACE DETERIORATION. CLEANING OF APPROACH COVERING WALL (STONE PITCHING)	No.4,6
(3) SEALING IN EACH PLACE	3	A	CORRESPONDING TO DETERIORATION. SEALING REBUILD (INCLUDING SWING WORK)	No.21
SUB-TOTAL				
3) METAL FITTINGS				
(1) FRONT STAINLESS STEEL SASH AND STAINLESS STEEL RING SHUTTER	3	A	THERE ARE DAMAGES AND STAINS. MAINTENANCE/REPAIR AND CLEANING	No.19~21, 27,69,78,80
(2) ELEVATOR HALL FIRE-PROTECTION DOOR ON EACH FLOOR	1	A	RESTORATION TO FIRE-PROTECTION DOOR (INCLUDING REMOVAL OF EXISTING DOOR)	No.14,23,35,48
SUB-TOTAL				
4) IRON SITE				
(1) ROOFTOP IRON SITE	3	A	CORRESPONDENCE TO CORROSION DETERIORATION. REPAIR OF PAINTING.	No.3~12
SUB-TOTAL				
5) INTERIOR				
(1) INTERIOR FINISHING OF OFFICE	3	A	OVERALL RENEWAL AND REPAIR	No.13~16,23~32 35~38,48~52 55~64,67~74
(2) HOT-WATER SERVICE ROOM ON EACH FLOOR	3	A	RENEWAL OF FLOOR P TILE/WALL CLOTH/CEILING PAINTING AND MAINTENANCE OF MINI-KITCHEN	No.34,40,51,54, 66,76
(3) TOILET IN EACH PLACE	3	A	OVERALL CLEANING AND MAINTENANCE	No.18,33,39,53 65,75
(4) INDOOR STAIRS	3	A	OVERALL RENEWAL OF PAINTING (INCLUDING RENEWAL OF PAINT OF EV FRAME AND DOOR)	No.41~47,77
(5) OTHER MATTERS	3	A	MAINTENANCE OF FIRE ESCAPE APPARATUS ON 5TH/6TH FLOOR (ADDING UP TO FIRE EXTINGUISHING/DETECTING APPARATUS REPAIR PLAN)	No.8,22,26

FIG.3

JOB	COST FOR 1ST YEAR	COST FOR 2ND YEAR	COST FOR 3RD YEAR	COST FOR 4TH YEAR	COST FOR 5TH YEAR	COST FOR 6TH YEAR	COST FOR 7TH YEAR	COST FOR 8TH YEAR	COST FOR 9TH YEAR	COST FOR 10TH YEAR
INTEGRATED MANAGE- MENT JOB	9680	9680	9680	9680	9680	10687	10687	10687	10687	10687
BUILDING ADMINIST- RATION JOB	16986	16986	16986	16986	16986	18754	18754	18754	18754	18754
CLEANING JOB	65352	65352	65352	65352	65352	72154	72154	72154	72154	72154
EQUIPMENT MANAGE- MENT JOB	26511	26511	26511	26511	26511	32254	32254	32254	32254	32254
ENVIRON- MENTAL SANITATION JOB	5510	5510	5510	5510	5510	6084	6084	6084	6084	6084
GUARD JOB	33097	33097	33097	33097	33097	36541	36541	36541	36541	36541
SUB-TOTAL	157135	157135	157135	157135	157135	176474	176474	176474	176474	176474

FIG.4



4554-004

FIG. 5

LONG-TERM REPAIR PLAN SUMMARY SHEET <ARCHITECTURE>

CONSTRUCTION NAME	NUMBER OF YEARS ELAPSED SUBJECT AMOUNT	1-5 YEARS	6-10 YEARS	11-15 YEARS	16-20 YEARS	21-25 YEARS	26-30 YEARS	TOTAL	REMARKS
		~2000	~2005	~2010	~2015	~2020	~2025		
1. DIRECT TEMPORARY CONSTRUCTION	18,050	903	903	903	0	903	903	4,515	REPAIR
		0	0	0	18,050	0	0	18,050	UPDATE
2. WATERPROOF	4,550	228	228	228	0	228	228	1,140	REPAIR
		0	0	0	4,550	0	0	4,550	UPDATE
3. STONES	2,350	0	0	118	0	0	118	236	REPAIR
		0	0	0	0	0	0	0	UPDATE
4. TILES	10,250	0	513	0	513	0	513	1,539	REPAIR
		0	0	0	0	0	0	0	UPDATE
5. METALS	15,350	768	768	768	768	768	0	3,840	REPAIR
		0	0	0	0	0	15,350	15,350	UPDATE
6. METAL FITTINGS	23,850	716	716	716	716	716	0	3,580	REPAIR
		0	0	0	0	0	23,850	23,850	UPDATE
7. PAINTING, SPRAYING	4,150	0	0	0	0	0	0	0	REPAIR
		0	0	4,150	0	0	4,150	8,300	UPDATE
8. INTERIOR/ EXTERIOR	22,650	0	1,133	0	0	0	1,133	2,266	REPAIR
		0	0	0	22,650	0	0	22,650	UPDATE
9. MISCELL- ANEOUS WORK	25,550	256	256	256	0	0	256	1,280	REPAIR
		0	0	0	25,550	256	0	25,550	UPDATE
10. GLASS	3,300	33	33	33	0	33	33	165	REPAIR
		0	0	0	33	0	0	33	UPDATE
11. OTHERS	15,300	459	459	459	459	459	0	2,295	REPAIR
		0	0	0	0	0	15,300	15,300	UPDATE
TOTAL	145,350	3,363	5,009	7,631	73,289	3,363	61,834	154,489	

,200 (UNIT: THOUSAND YEN)

FIG. 5

FIG.6

LONG-TERM REPAIR PLAN SUMMARY SHEET <ELECTRIC EQUIPMENT>

CONSTRUCTION NAME	NUMBER OF YEARS ELAPSED SUBJECT AMOUNT	1-5 YEARS	6-10 YEARS	11-15 YEARS	16-20 YEARS	21-25 YEARS	26-30 YEARS	TOTAL	REMARKS
		~2000	~2005	~2010	~2015	~2020	~2025		
1. TRANSFOR- MATION UNIT	416	0	0	16	0	0	0	16	REPAIR
		0	0	0	0	0	416	416	UPDATE
2. PRIVATE POWER GENERATION UNIT	0	0	0	0	0	0	0	0	REPAIR
		0	0	0	0	0	0	0	UPDATE
3. STORAGE BATTERY UNIT	0	0	0	0	0	0	0	0	REPAIR
		0	0	0	0	0	0	0	UPDATE
4. BOARDS	2,739	0	137	0	137	0	0	274	REPAIR
		0	0	0	0	0	2,739	2,739	UPDATE
5. GENERATING EQUIPMENT	3,582	179	179	179	179	179	0	895	REPAIR
		0	0	0	0	0	3,582	3,582	UPDATE
6. DISASTER PREVENTION EQUIPMENT	792	35	37	35	7	35	30	179	REPAIR
		0	0	0	585	0	206	791	UPDATE
7. LIGHTING FIXTURE	3,352	37	37	37	37	37	0	185	REPAIR
		0	0	0	0	0	3,352	3,352	UPDATE
8. WIRING MATERIALS	1,953	58	58	58	58	58	55	345	REPAIR
		0	0	0	0	0	118	118	UPDATE
9. PIPING MATERIALS	1,777	54	54	54	54	54	33	303	REPAIR
		0	0	0	0	0	684	684	UPDATE
10. WIRING ACCESSORIES	731	22	22	22	22	22	0	110	REPAIR
		0	0	0	0	0	731	731	UPDATE
11. PAINTING	58	6	6	6	6	6	0	30	REPAIR
		0	0	0	0	0	58	58	UPDATE
TOTAL	15,400	391	530	407	1,085	391	12,004	14,808	

210 (UNIT: THOUSAND YEN)

"0454E560"

Table 0/Sheet 60

FIG.7

LONG-TERM REPAIR PLAN SUMMARY SHEET <SANITARY INSTALLATION>										220 (UNIT: THOUSAND YEN)	
CONSTRUCTION NAME	NUMBER OF YEARS ELAPSED SUBJECT AMOUNT	1-5 YEARS	6-10 YEARS	11-15 YEARS	16-20 YEARS	21-25 YEARS	26-30 YEARS	TOTAL	REMARKS		
		~2000	~2005	~2010	~2015	~2020	~2025				
1.WATER TANKS	1,447	0	58	58	0	0	0	116	REPAIR		
		0	0	0	0	1,505	0	1,505	UPDATE		
2.STEEL FRAMES	120	12	12	12	12	0	12	60	REPAIR		
		0	0	0	0	120	0	120	UPDATE		
3.PUMPS	1,231	369	369	369	0	369	369	1,845	REPAIR		
		0	0	0	1,231	0	0	1,231	UPDATE		
4.BOILERS	6,735	1,661	1,689	0	1,689	1,661	0	6,700	REPAIR		
		0	0	3,321	0	0	3,414	6,735	UPDATE		
5.SANITARY FIXTURE	3,128	156	156	156	156	156	0	780	REPAIR		
		0	0	0	0	0	3,128	3,128	UPDATE		
6.FIRE HYDRANT	644	64	64	64	64	64	0	320	REPAIR		
		0	0	0	0	0	644	644	UPDATE		
7.SPECIAL EXTINGUISHMENT FACILITY	316	0	32	0	32	0	0	64	REPAIR		
		0	0	0	0	0	316	316	UPDATE		
8.STEEL PIPES	5,131	0	256	0	0	0	256	512	REPAIR		
		0	0	0	5,131	0	0	5,131	UPDATE		
9.VALVES/METERS/MISCELLANEOUS HARDWARE	1,504	301	301	301	0	301	301	1,505	REPAIR		
		0	0	0	1,504	0	0	1,504	UPDATE		
10.THERMAL INSULATION/PAINTING	1,566	470	470	470	0	470	470	2,350	REPAIR		
		0	0	0	1,566	0	0	1,566	UPDATE		
TOTAL	21,822	3,033	3,407	4,751	11,385	4,646	8,910	36,132			

CONSTRUCTION NAME	NUMBER OF YEARS ELAPSED SUBJECT AMOUNT	1-5 YEARS	6-10 YEARS	11-15 YEARS	16-20 YEARS	21-25 YEARS	26-30 YEARS	TOTAL	REMARKS
		~2000	~2005	~2010	~2015	~2020	~2025		
1.BOILER INSTALLATION	0	0	0	0	0	0	0	0	REPAIR
		0	0	0	0	0	0	0	UPDATE
2.FREEZERS	0	0	0	0	0	0	0	0	REPAIR
		0	0	0	0	0	0	0	UPDATE
3.COOLING TOWER	0	0	0	0	0	0	0	0	REPAIR
		0	0	0	0	0	0	0	UPDATE
4.AIR CONDITIONERS	2,382	16	237	16	0	232	21	522	REPAIR
		0	0	2,160	221	0	2,160	4,541	UPDATE
5.PUMPS	1	0	0	0	0	0	0	0	REPAIR
		0	0	0	1	0	0	1	UPDATE
6.FANS	1,700	510	510	510	0	510	510	2,550	REPAIR
		0	0	0	1,700	0	0	1,700	UPDATE
7.STEEL FRAMES	12	1	1	1	1	0	1	5	REPAIR
		0	0	0	0	12	0	12	UPDATE
8.DUCTS	2,403	0	120	0	120	0	0	240	REPAIR
		0	0	0	0	0	2,403	2,403	UPDATE
9.PIPING	277	0	13	0	0	0	13	26	REPAIR
		0	0	0	268	0	9	277	UPDATE
10.AUTOMATIC CONTROL EQUIPMENT	164	3	3	0	3	3	0	12	REPAIR
		0	0	164	0	0	164	328	UPDATE
11.AIR CONTROL	871	0	44	0	44	0	0	88	REPAIR
		0	0	0	0	0	871	871	UPDATE
12.VALVES/METERS/MISCELL-ANEOUS HARDWARE	123	25	25	25	0	25	25	125	REPAIR
		0	0	0	123	0	0	123	UPDATE
13.THERMAL INSULATION/PAINTING	1,116	335	335	335	0	335	335	1,675	REPAIR
		0	0	0	1,116	0	0	1,116	UPDATE
TOTAL	9,050	890	1,288	3,211	3,597	1,117	6,512	16,615	

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FIG.9

LONG-TERM REPAIR PLAN SUMMARY SHEET <TRANSPORTATION EQUIPMENT>										240 (UNIT: THOUSAND YEN)	
CONSTRUCTION NAME	NUMBER OF YEARS ELAPSED SUBJECT AMOUNT	1-5 YEARS	6-10 YEARS	11-15 YEARS	16-20 YEARS	21-25 YEARS	26-30 YEARS	TOTAL	REMARKS		
		~2000	~2005	~2010	~2015	~2020	~2025				
1.ELEVATOR	8,300	0	0	0	0	0	0	0	REPAIR	0	
		0	0	0	0	0	8,300	8,300	UPDATE	8,300	
2.MECHANICAL TYPE PARKING FACILITY	11,400	0	0	0	0	0	0	0	REPAIR	0	
		0	0	0	0	0	11,400	11,400	UPDATE	11,400	
3.OTHER OUTDOOR EQUIPMENT	350	0	0	0	0	0	0	0	REPAIR	0	
		0	0	0	0	0	350	350	UPDATE	350	
TOTAL	19,700	0	0	0	0	0	19,700	19,700		19,700	

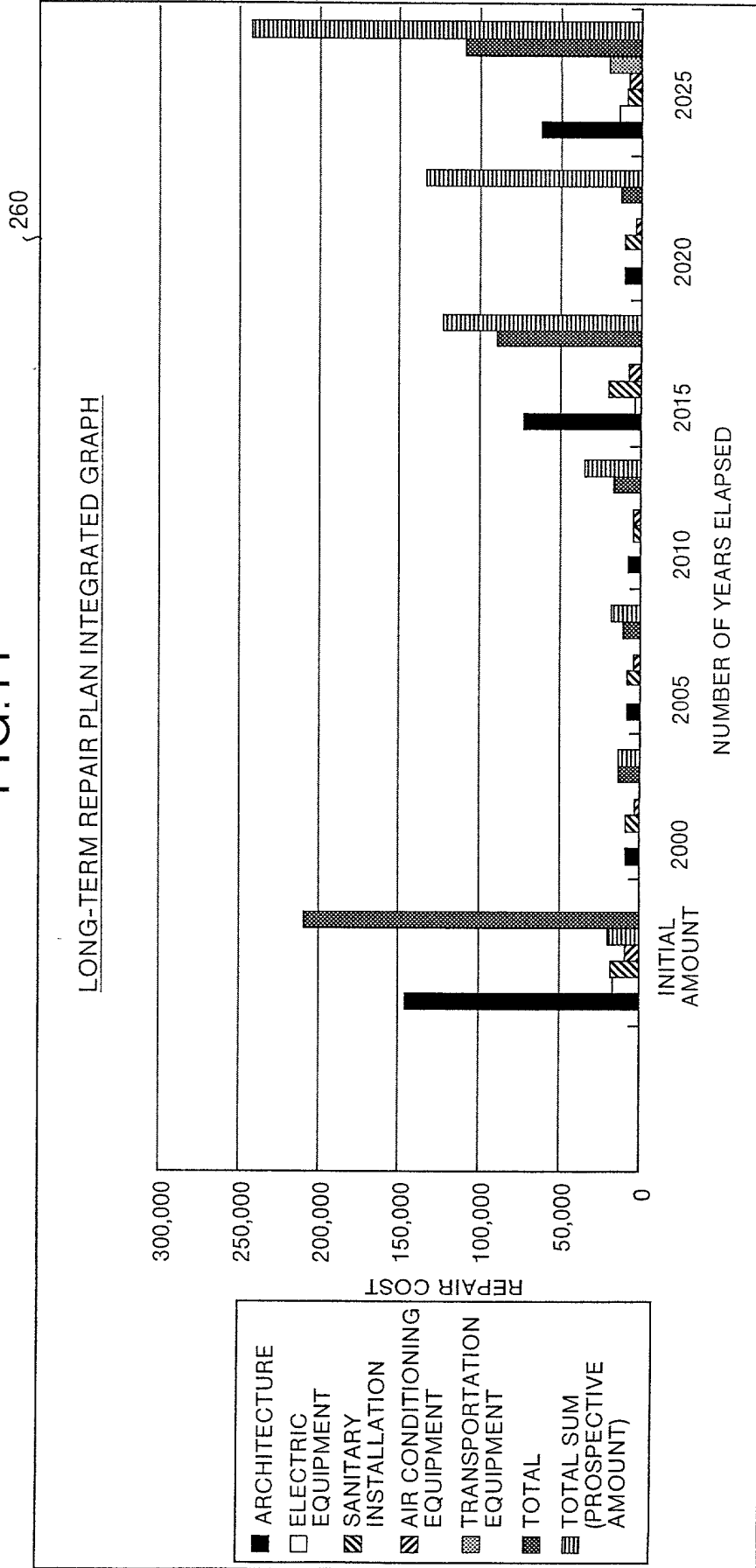
FIG.10

LONG-TERM REPAIR PLAN INTEGRATED SHEET

LONG-TERM REPAIR PLAN INTEGRATED SHEET								(UNIT: THOUSAND YEN)
CONSTRUCTION NAME		NUMBER OF YEARS ELAPSED SUBJECT AMOUNT	1-5 YEARS ~2000	6-10 YEARS ~2005	11-15 YEARS ~2010	16-20 YEARS ~2015	21-25 YEARS ~2020	26-30 YEARS ~2025
ARCHITECTURE	REPAIR	145,350	3,363	5,009	3,481	2,456	3,363	3,184
	UPDATE		0	0	4,150	70,833	0	58,650
SUB-TOTAL				3,363	5,009	7,631	73,289	3,363
ELECTRIC EQUIPMENT	REPAIR	15,400	391	530	407	500	391	118
	UPDATE		0	0	0	585	0	11,886
SUB-TOTAL				391	530	407	1,085	391
SANITARY INSTALLATION	REPAIR	18,500	3,033	3,407	1,430	1,953	3,021	1,408
	UPDATE		0	0	3,321	9,432	1,625	7,502
SUB-TOTAL				3,033	3,407	4,751	11,385	4,646
AIR CONDITIONING EQUIPMENT	REPAIR	9,050	890	1,288	887	168	1,105	905
	UPDATE		0	0	2,324	3,429	12	5,607
SUB-TOTAL				890	1,288	3,211	3,597	1,117
TRANSPORTATION EQUIPMENT	REPAIR	19,700	0	0	0	0	0	0
	UPDATE		0	0	0	0	0	19,700
SUB-TOTAL				0	0	0	0	0
TOTAL			208,000	10,234	16,000	89,356	9,517	108,960

{ 250 (UNIT: THOUSAND YEN)

FIG.11



260

FIG.12

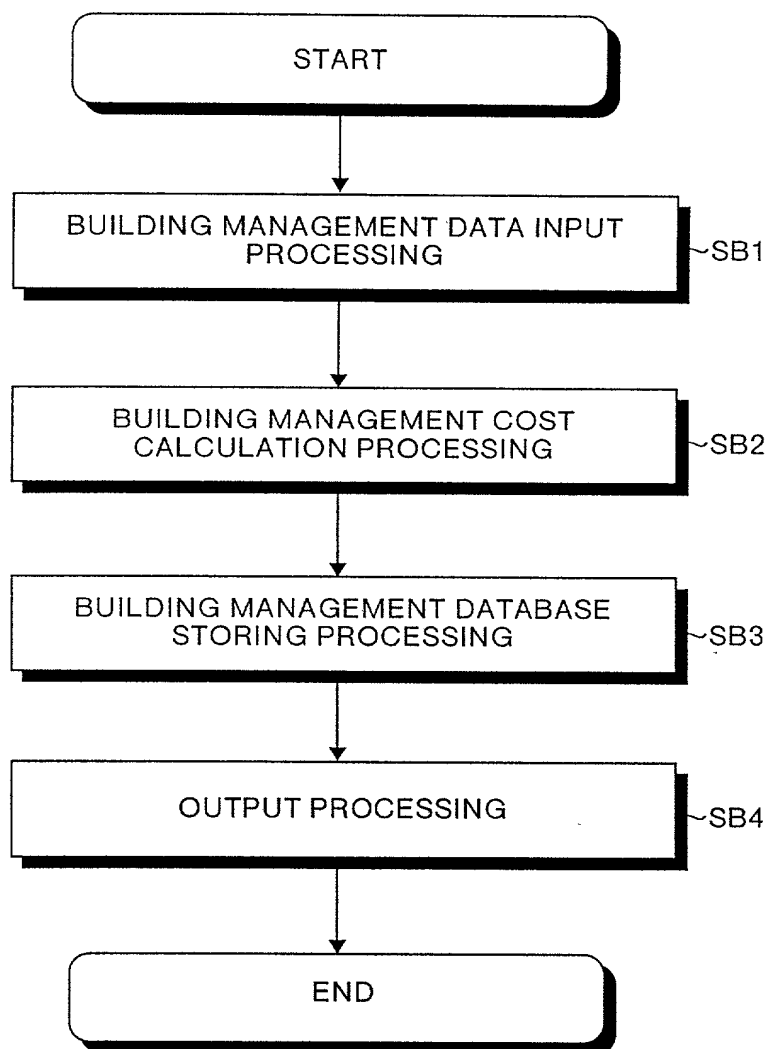
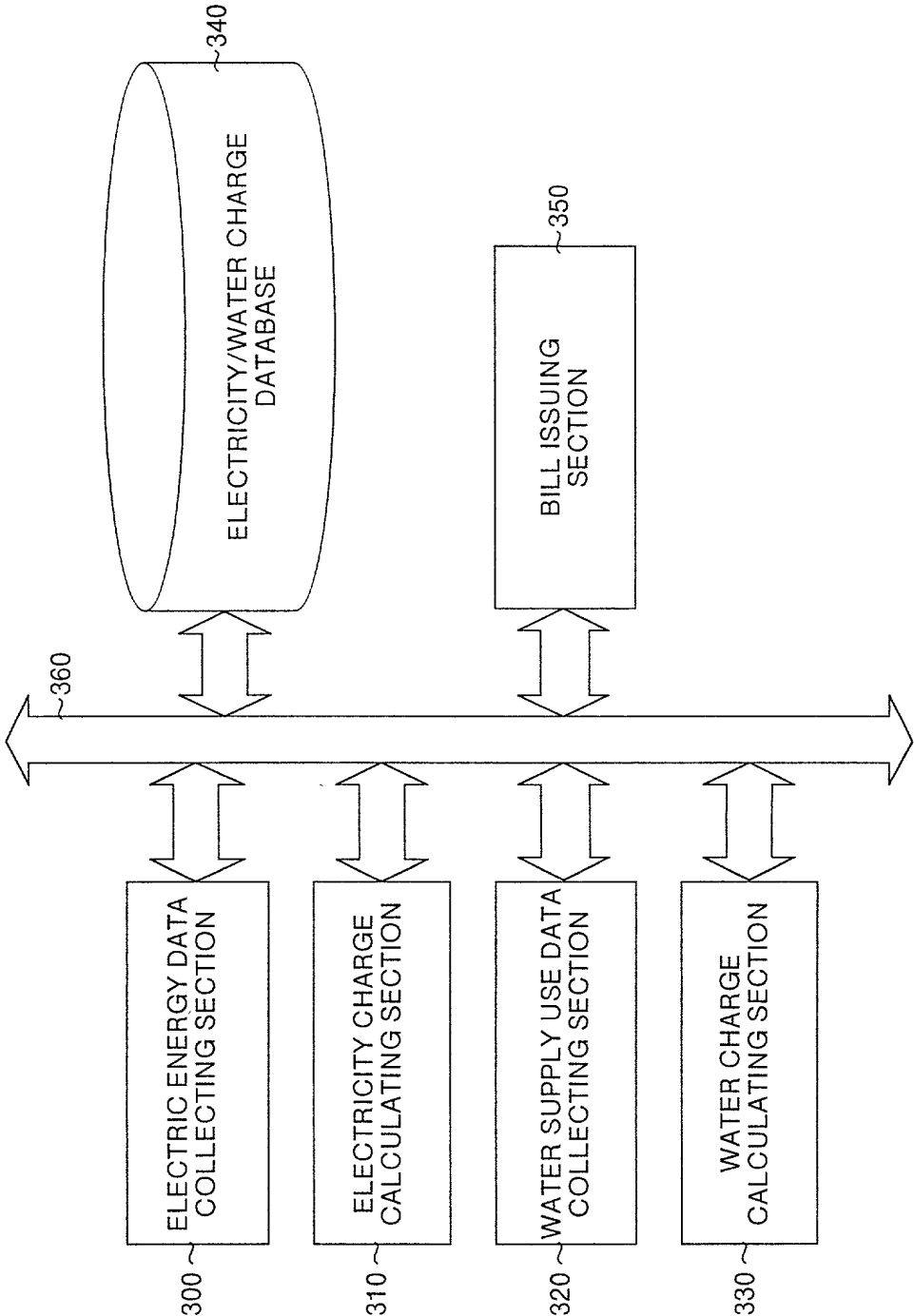


FIG. 13

FIG.13



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FIG.14

NUMBER OF FLOORS	TENANT NAME	ELECTRICITY CHARGE		WATER CHARGE	
		USE IN THIS MONTH (KWH)	ELECTRICITY CHARGE (YEN)	USE IN THIS MONTH (m ³)	WATER CHARGE (YEN)
1F	TENANT A	750	3,000	55	1,100
2F	TENANT B	630	2,520	73	1,460
3F	TENANT C	550	2,200	89	1,780
	TENANT TOTAL	1,930	7,720	217	4,340

FIG. 15

INVOICE

400

TO XXXX CO. LTD.

XX BLDG. MANAGEMENT OFFICE

INVOICE

**** CO., LTD.
 TEL 03-1234-5678

SEAL OF PERSON IN CHARGE	CLERK'S SEAL

YOU ARE ASKED TO PAY BASED ON THE LEASE CONTRACT IN XXXX BUILDING AS FOLLOWS

PREVIOUS BALANCE	PREVIOUS CREDITS	OUTSTANDING AMOUNT	AMOUNT BILLED THIS MONTH	TOTAL AMOUNT

OUTSTANDING DETAILS		THIS MONTHS DETAILS			DETAILS FOR BANK TRANSFER			
DATE	AMOUNT	FIXED EXPENSES	VARIABLE EXPENSES		BANK NAME	XX BANK		
		RENT		ELECTRICITY CHARGE	BRANCH NAME	XX BRANCH		
		COMMON SERVICE EXPENSE		WATER CHARGE	ITEM NAME	SAVING		
		PARKING FEE			ACCOUNT NUMBER	0136590		
					ACCOUNT NAME	**** CO., LTD.		
		SUB-TOTAL						
		CONSUMPTION TAX						
TOTAL		TOTAL		TOTAL				

FIG.16

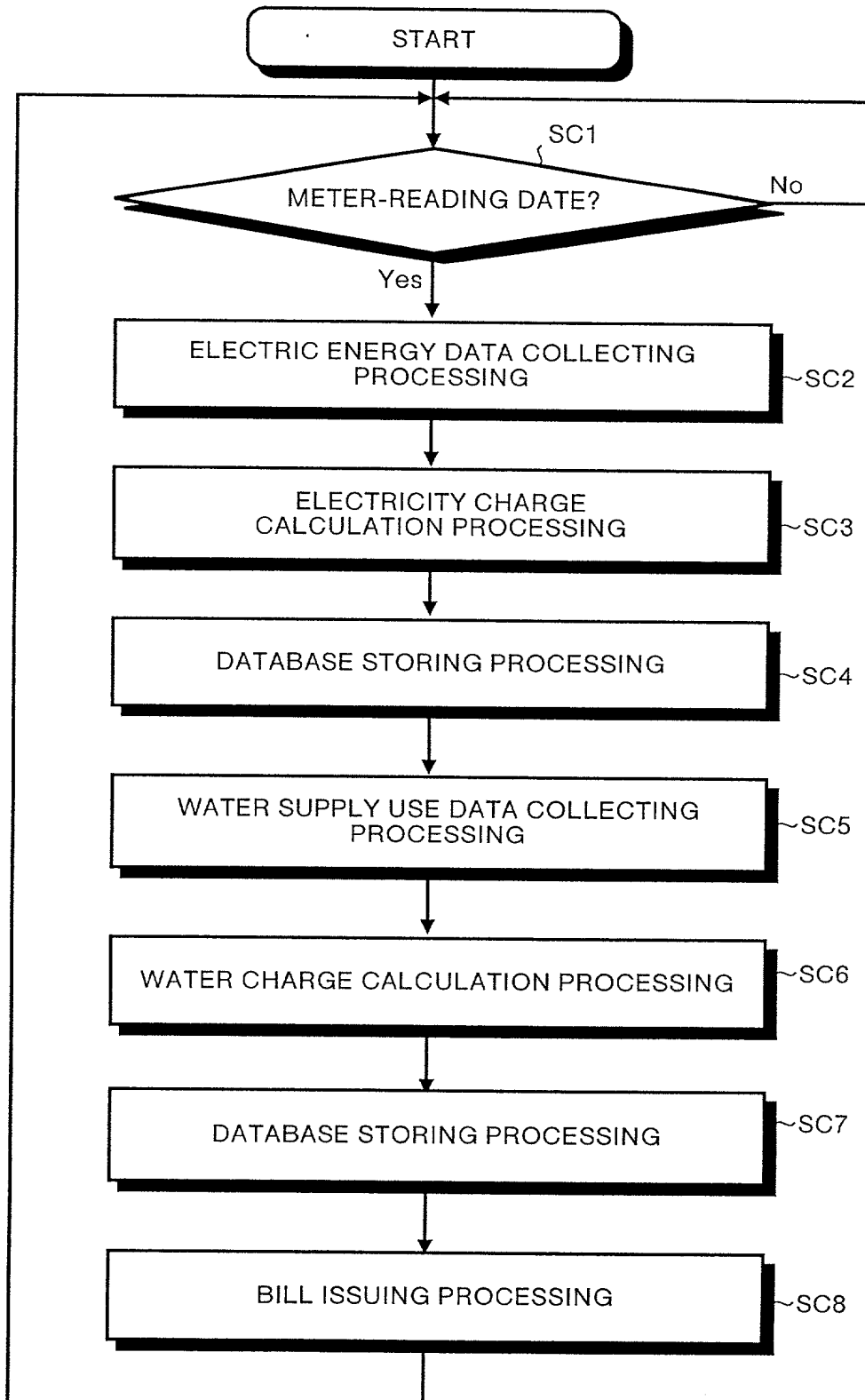


FIG. 16

FIG.17

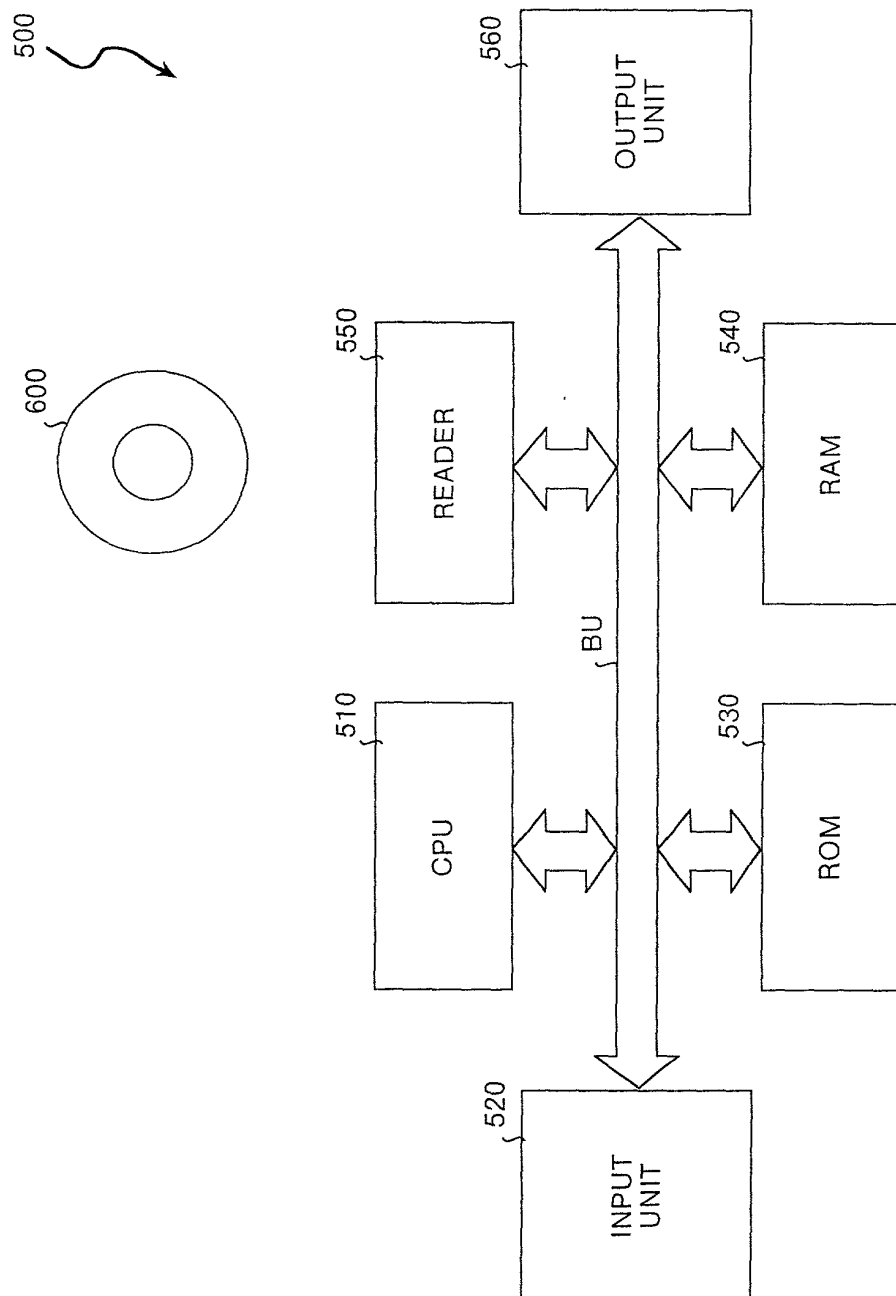


FIG.18

